

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE  
8 Lochwynd Court, 649 (1.4/-) W of Highland Ridge Drive  
8 Lochwynd Court  
10th Election District  
1st Councilmanic District  
Randall Perkins, et ux  
Petitioners

\* BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
\* Case No. 93-54-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A00.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback as close as 39 ft. in lieu of the required 50 ft. for a proposed addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of Oct., 1992 that the Petition for a Zoning Variance from Section 1A00.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback as close as 39 ft. in lieu of the required 50 ft., for a proposed addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/2/92  
By [Signature]

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 7, 1992

Mr. and Mrs. Randall Perkins  
8 Lochwynd Court  
Phoenix, Maryland 21131

RE: Petition for Administrative Zoning Variance  
Case No. 93-54-A

Dear Mr. and Mrs. Perkins:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 Lochwynd Ct  
which is presently zoned RC4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A00.3.B.3 (1975 B.C.Z.R. Regulations) to permit a lot line setback as close as 39 ft. in lieu of the required 50 ft. for a proposed addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: Indicate hardship or practical difficulty.

*Practical Difficulty as evidenced by the attached.*

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase(s) name: \_\_\_\_\_  
Type of Petition: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
Type of Petition Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

*Ann H. Perkins*  
*Pamela H. Perkins*  
*RANDALL W. PERKINS*  
*Randall Perkins*  
8 Lochwynd Ct 522-0363  
Phoenix, MD 21131  
Ann Perkins  
8 Lochwynd Ct 522-0363

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, open to all, on the 11th day of October, 1992, at 7:00 PM, in the Zoning Department of Baltimore County, and that the property be posted.

REVIEWED BY: *[Signature]* DATE: 10/1/92  
ESTIMATED POSTING DATE: 10/1/92  
ITEM #:

## PRACTICAL DIFFICULTY FOR ADMINISTRATIVE VARIANCE FOR 8 LOCHWYND COURT

We hereby petition for an Administrative Variance to be granted on the property located 8 Lochwynd Court. This request is being made in order for us to build a family room off the kitchen at the described property. We have two small boys, ages 6 and 9, and we do not have a family room on our main level. The addition of this family room would allow us the opportunity to watch our children, while giving us an opportunity to have an area to enjoy family activities. The building of this family room on either side of the house would encroach on our setback line with our adjoining properties. By building this addition on the east side of our property, we would be able to have the room adjoin our kitchen while at the same time still providing a 39 foot, 7 inch setback from our east side neighbors. The potential addition of this room on the rear of our house is extremely difficult if not impossible, due to the drastic slope of the property. There is an approximate 10 foot drop from the front of our kitchen to the back and the extension of this room on the rear of the house would result in an approximate 15 foot additional drop to the rear of the addition. It is virtually impossible to build the addition on the front of the house due to the massive rock formation which currently resides at the edge of the front deck. Accordingly, we respectfully request this variance and if granted, we would like to receive the permit as soon as possible after the posting period in order for construction to proceed at our own risk.

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8 Lochwynd Ct  
Phoenix, MD 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

*We have two small boys and do not have a family room (except addition) on our main level. We would encroach on our setback on both sides of the house. The east side (proposed) of property would still provide a 39'7" setback. The addition is extremely difficult, it is not impossible, to do at the rear of property because of the drastic slope of property. The same property has a significant rock formation. If variance is granted we would like to receive the permit as soon as possible after posting period in order for construction to proceed at our risk.*  
That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

*Randall Perkins*  
Randall Perkins  
Pamela H. Perkins  
Pamela H. Perkins

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of August, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

*Randall Perkins & Pamela H. Perkins*

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires: MAY 10, 1993  
NOTARY PUBLIC, STATE OF MARYLAND  
My Commission Expires: MAY 1, 1993

## THE DESCRIPTION

ZONING DESCRIPTION FOR 8 Lochwynd Court  
Beginning at a point on the north side of Lochwynd Court which is 50 feet wide at the distance of 648.95 feet west of the centerline of the nearest improved intersecting street Highland Ridge Drive which is 50 feet wide. Being Lot #14, Block \_\_\_\_\_, Section \_\_\_\_\_ in the subdivision of The Highlands of Hunt Valley as recorded in Baltimore County Plat Book #39, Folio #77, containing 2.044 acres. Also known as 8 Lochwynd Court and located in the 10th Election District.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 10th Date of Posting: 10/1/92  
Posted for: Administrative  
Petitioner: Randall Perkins & Pamela H. Perkins  
Location of property: 8 Lochwynd Ct. (E) 648.95 ft. of Highland Ridge Dr.  
Location of Sign: Lawrence Schmidt, Zoning Commissioner  
Remarks: Administrative  
Posted by: [Signature] Date of return: 10/1/92  
Number of Signs: 1

## receipt

Date: 8/28/92 paid per hand written receipt dated 8/19/92 Account: R-001-6150 Number: H9300067

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
LAST NAME OF OWNER: PERKINS	TOTAL:	\$85.00

Cashier Validation: \_\_\_\_\_ Please Make Checks Payable To: Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 10/1/92 ACCOUNT: R0016150  
AMOUNT: \$ 85.00  
RECEIVED FROM: RANDALL PERKINS  
FOR: ADMIN RV  
DATE: 10/1/92  
BY: [Signature]  
BALANCE: 000000  
VALIDATION OR SIGNATURE OF CASHIER: \_\_\_\_\_

Mr. & Mrs. Randall W. Perkins  
8 Lochwynd Court  
Phoenix, MD 21131

RE: Item No. 67, Case No. 93-54-A  
Petitioner: Randall W. Perkins, et ux  
Petition for Administrative Variance

Dear Mr. & Mrs. Perkins:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: September 19, 1992  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:jw

Enclosures

(410) 887-3353

Your petition has been received and accepted for filing this  
19th day of August, 1992

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards, Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Randall W. Perkins, et ux

Petitioner's Attorney:

Project Name Waiver Number Zoning Issue Meeting Date  
Stonegate at Patapsco (Aerial Property)

90476  
ZON DED TE (Waiting for developer to submit plans first) 8-1-92

COUNT 1

Maiden Choice Associates	54	8/31/92	Comment
DED DEPRM RP STP TE			
Lyons Mill Partnership	62		NC
DED DEPRM RP STP TE			
Steven Lewis and Mary Ann Kidwell	53		NC
DED DEPRM RP STP TE			
ReVisions, Inc.	64		Comment
DED DEPRM RP STP TE			
Donald And Margaret Proescher	65		NC
DED DEPRM RP STP TE			
Francisco and Ada Figueroa	66		NC
DED DEPRM RP STP TE			
Pamela H. and Randall W. Perkins	67		NC
DED DEPRM RP STP TE			
Johnny M. Boyles	68		NC
DED DEPRM RP STP TE			
Donald E. and Mary Bell Grempler	69		Comment
DED DEPRM RP STP TE			
Gordon E. Sugar	70		NC
DED DEPRM RP STP TE			
Michael and Patricia Perholtz	71		NC

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 4, 1992

FROM: Ervin Mc Daniel, Chief  
Office of Planning and Zoning  
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee  
August 31, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Steven L. Kidwell, Item No. Work #10 #63  
Francisco Figueroa, Item No. Work #13 #66  
Pamela H. Perkins, Item No. Work #14 #67  
Johnny M. Boyles, Item No. Work #15 #65  
Donald Proescher, Item No. #65

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EMCD/FM:prh

RECEIVED  
SEP 8 1992  
ZONING OFFICE

AUG31/ZAC1

DPW/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature \_\_\_\_\_ Date \_\_\_\_\_

09/08/92

Project Name Waiver Number Zoning Issue Meeting Date  
File Number

Stonegate at Patapsco (Aerial Property)  
90476  
ZON DED TE (Waiting for developer to submit plans first) 8-1-92

COUNT 1

James Enterprises	48	W/C	8-24-92
DEPRM STP TE			
Salvo Realty, Inc.	50	W/C	
DEPRM STP TE			

COUNT 2

Maiden Choice Associates	54	W/C	8/31/92
DED DEPRM RP STP TE			
Lyons Mill Partnership	62	N/C	
DED DEPRM RP STP TE			
Steven Lewis and Mary Ann Kidwell	63	W/C	
DED DEPRM RP STP TE			
ReVisions, Inc.	64	W/C	
DED DEPRM RP STP TE			
Donald And Margaret Proescher	65	N/C	
DED DEPRM RP STP TE			
Francisco and Ada Figueroa	66	N/C	
DED DEPRM RP STP TE			
Pamela H. and Randall W. Perkins	67	N/C	
DED DEPRM RP STP TE			
Johnny M. Boyles	68	N/C	
DED DEPRM RP STP TE			

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: September 10, 1992

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #67  
#8 Lochwynd Court  
Zoning Advisory Committee Meeting of August 31, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.  
Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

LP:sp

JABLON/S/TXTSBP

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(410) 887-4500

SEPTEMBER 1, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JOHNNY M. ROYLES

Location: #13769 BOTTOM ROAD - LOT #9 OF THE KUZNIARSKI PROP  
Item No.: WORK #15 (MJK) Zoning Agenda: AUGUST 31, 1992

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John J. ...* Noted and  
Planning Group Approved  
Special Inspection Division Fire Prevention Bureau

JP/KEK

Department of Recreation and Parks  
Development Review Committee Response

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Maiden Choice Associates	54		8/31/92
DED DEPRM RP STP TE	No Comments		
✓ Lyons Mill Partnership	62		
DED DEPRM RP STP TE	No Comments		
✓ Steven Lewis and Mary Ann Kidwell	63		
DED DEPRM RP STP TE	No Comments		
✓ Revisions, Inc.	64		
DED DEPRM RP STP TE	No Comments		
✓ Donald And Margaret Proeschner	65		
DED DEPRM RP STP TE	No Comments		
✓ Franciaco and Ada Figueroa	66		
DED DEPRM RP STP TE	No Comments		
✓ Pamela H. and Randall W. Perkins	67		
DED DEPRM RP STP TE	No Comments		
✓ Johnny M. Boyles	68		
DED DEPRM RP STP TE	No Comments		
✓ Donald E. and Mary Bell Grembler	69		
DED DEPRM RP STP TE	No Comments		
✓ Gordon E. Sugar	70		
DED DEPRM RP STP TE	No Comments		
✓ Michael and Patricia Perholtz	71		
DED DEPRM RP STP TE	No Comments		
✓ Dr. Edward and Ann Mishner	72		
DED DEPRM RP STP TE	No Comments		

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



AUGUST 28, 1992

(410) 887-3353

Pamela and Randall Perkins  
8 Lochwynd Court  
Phoenix, Maryland 21131

Re: CASE NUMBER: 93-54-A  
LOCATION: 8 Lochwynd Court  
10th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 6, 1992. The closing date is September 21, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner, Baltimore County

6 Lochwynd Ct.  
Phoenix, MD 21131  
September 29, 1992

Lawrence Schmidt  
Zoning Commissioner of Baltimore County  
400 Washington Ave  
Room 113  
Towson, MD 21204

Re: Case # 93-54-A

Dear Mr. Schmidt:

Our survey was completed yesterday and we are satisfied that the Perkins proposed addition will not come closer to our property line than the stated 39 feet. We, therefore, are withdrawing our request of you to delay your decision in this matter. Your understanding has been most appreciated. Thank you very much.

Sincerely yours,

*Kenneth L. Mummert*  
Kenneth L. Mummert MD  
Tracey B. Mummert  
Tracey B. Mummert



Re: Case # 93-54-A

6 Lochwynd Ct.  
Phoenix, MD 21131  
September 20, 1992

Lawrence Schmidt  
Zoning Commissioner  
of Baltimore County  
111 W. Chesapeake St.  
Towson, MD 21204

Dear Mr. Schmidt:

We are writing to you regarding #93-54-A which is a petition for administrative variance for the property located at 8 Lochwynd Court, Phoenix, Maryland owned by Pamela and Randall Perkins. We are the owners of the adjacent property at 6 Lochwynd Court.

Their proposal to add an addition to their house does have an obvious negative impact on us in that it will decrease the space between our houses by approximately 24 feet and will also effect our present outstanding view from the rear of our house.

What concerns us most is that the Perkins have not had a survey done to help them appropriately plan for this project. Their measurements on the plat submitted to you including the 39 foot setback were derived from an original site plan which is approximately 15 years old. Furthermore, in discussing this with the Perkins they are not sure of the location of the property line which divides our two properties.

We want to assure that their proposed addition does not come closer to our property line than the stated 39 feet. We are willing to have a survey done at our expense so that the property line can be exactly defined. We have made arrangements for this and the survey will be done on approximately September 25, 1992.

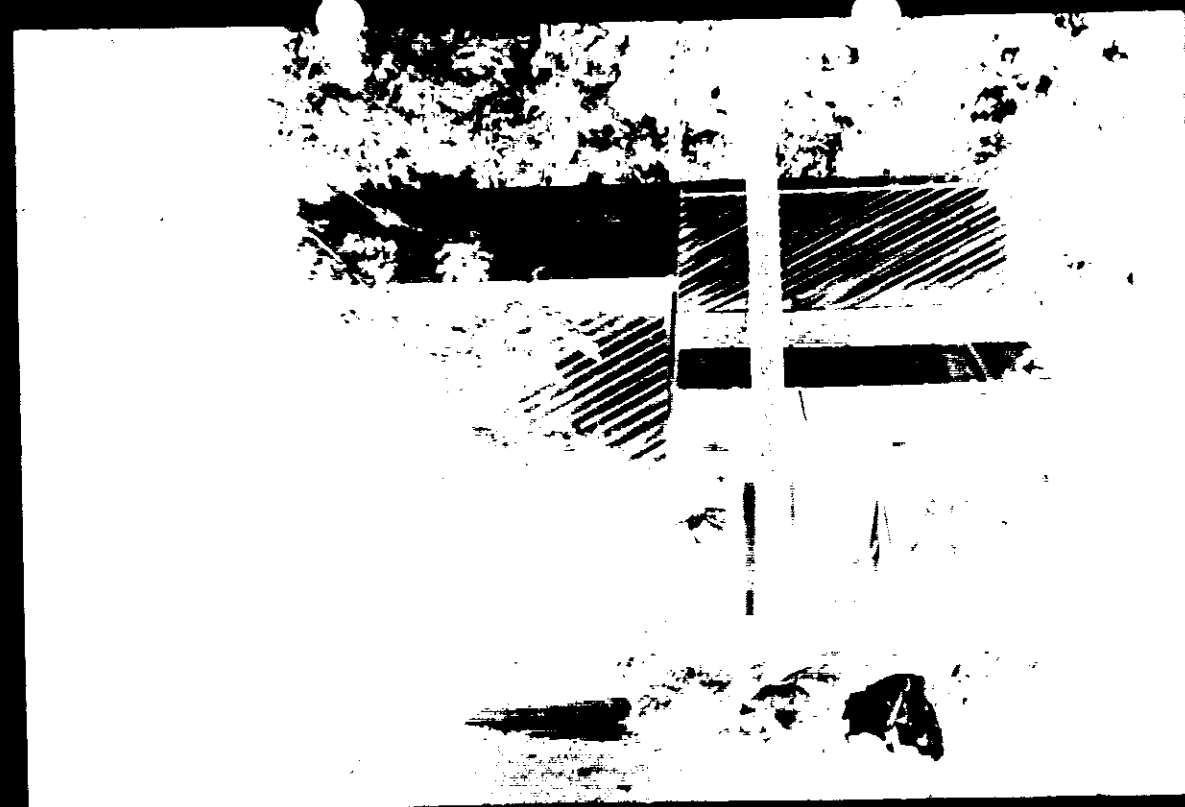
It will be greatly appreciated if you can delay your decision on this petition for the administrative variance by approximately 7 - 10 days to give us time to have the survey completed and to inform you of the results.

We apologize for the late timing of this request. We thought the property line would be defined a few days ago when a survey was done for the purpose of refinancing our house. However, the surveyor was unable to find any pipes on the line dividing the Perkins' and our property. We, therefore, had to quickly arrange to have a more detailed pipe survey done which will involve a team of surveyors. As stated above this will be completed on approximately September 25, 1992.

If you wish to contact us by phone please call 536-1413 during the day. Thank you very much for your consideration of this matter.

Sincerely yours,

*Kenneth L. Mummert*  
Kenneth L. Mummert, M.D.  
Tracey B. Mummert  
Tracey B. Mummert



FRONT VIEW

93-54-A

67



PROPOSED SITE

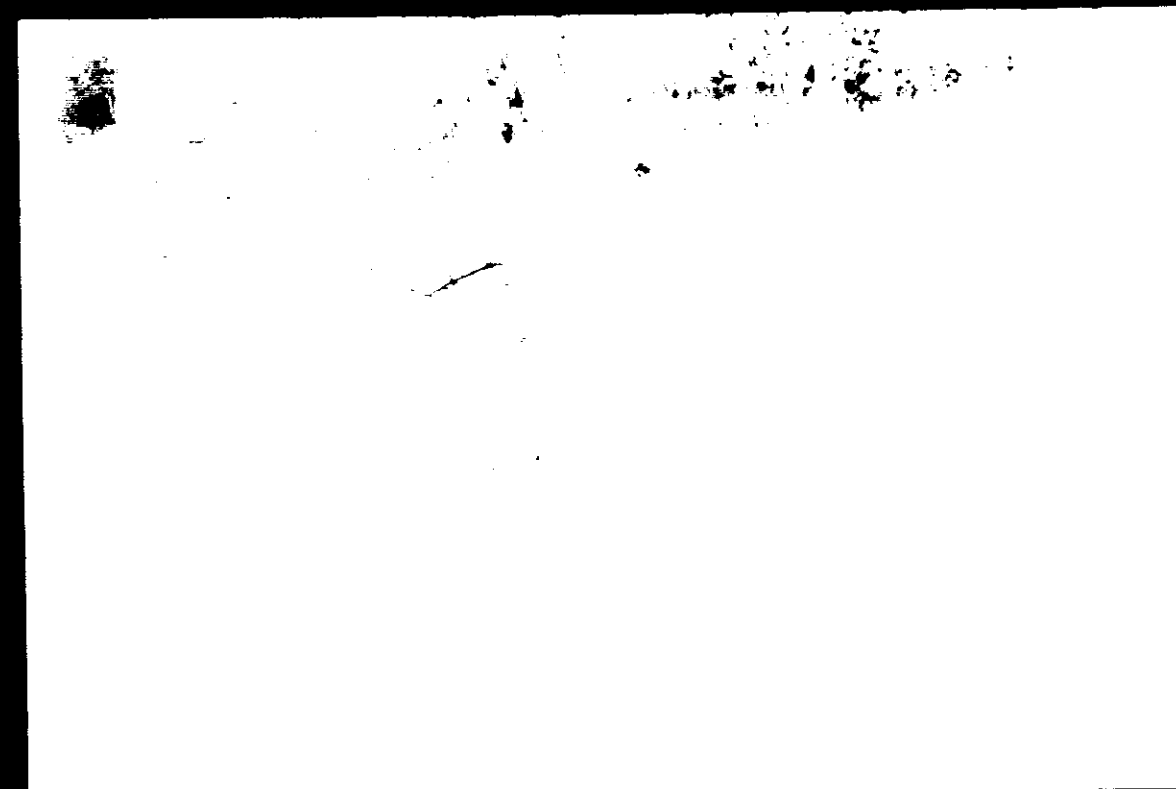
8 LOCHWYND COURT - PAGE 1 OF 3



PROPERTY FRONT - ROCK FORMATION

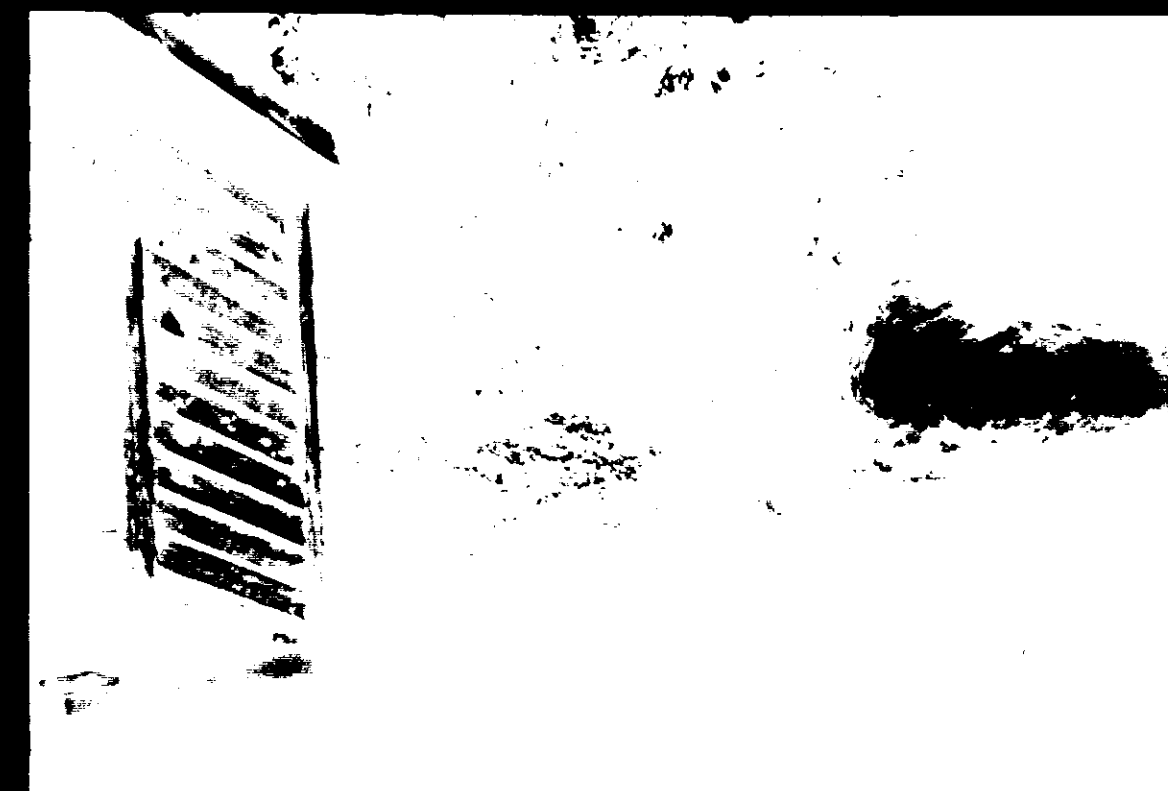
93-54-A

67



REAR PROPERTY - DRASTIC SLOPE

8 LOCHWYND COURT - PAGE 2 OF 3

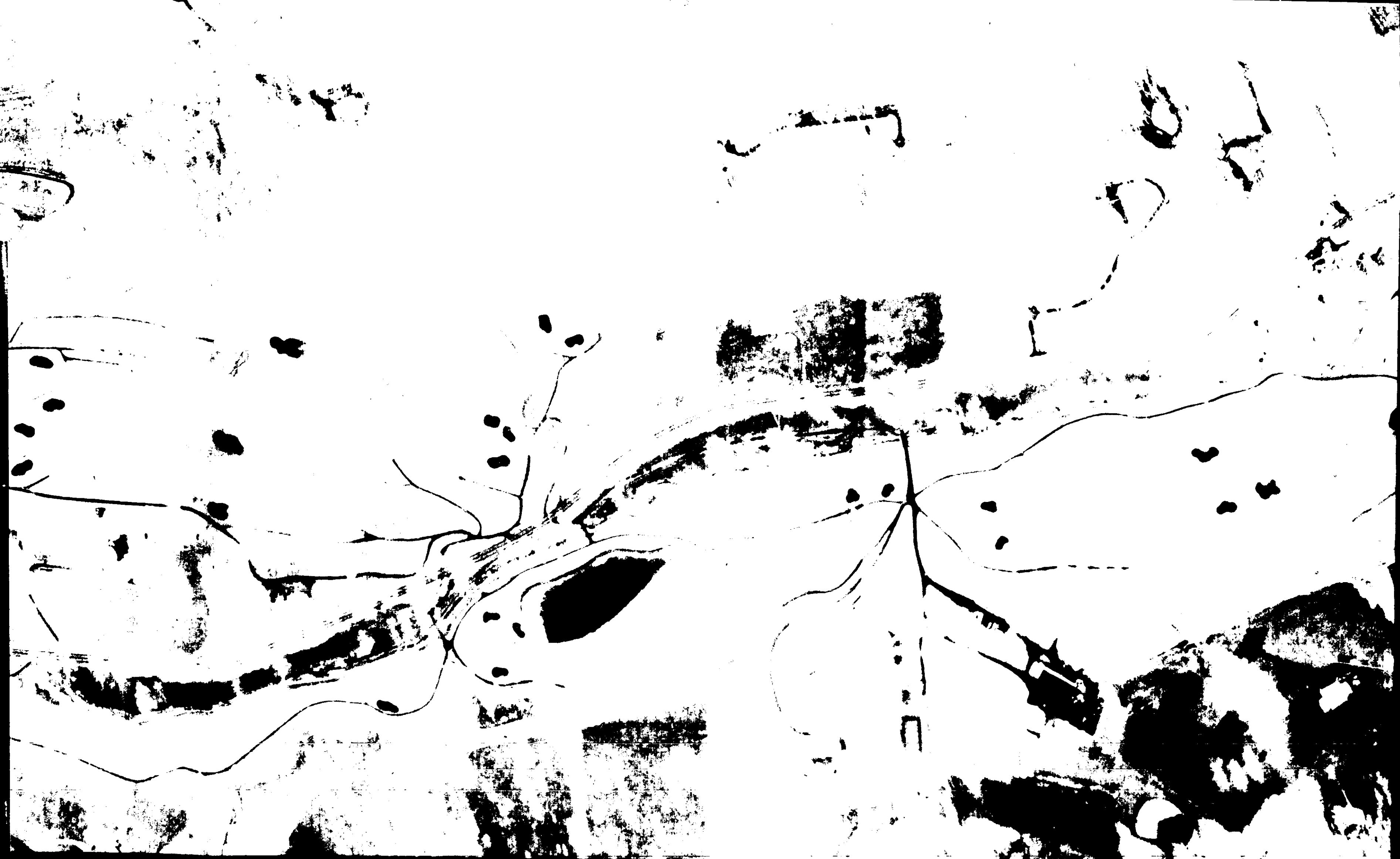


WEST SIDE OF PROPERTY

93-54-A

67

8 LOCHWYND COURT - PAGE 3 OF 3

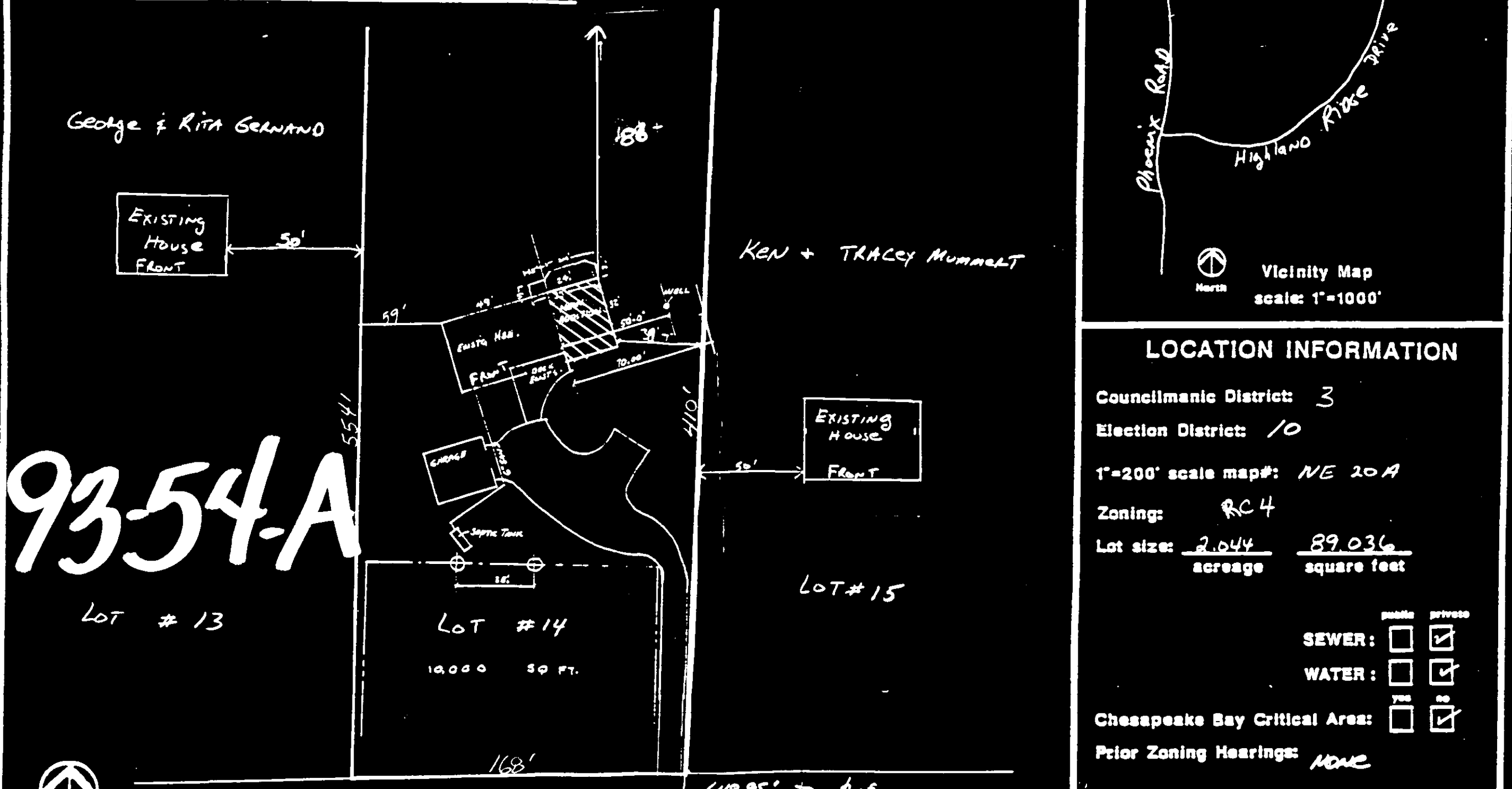


**Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing**

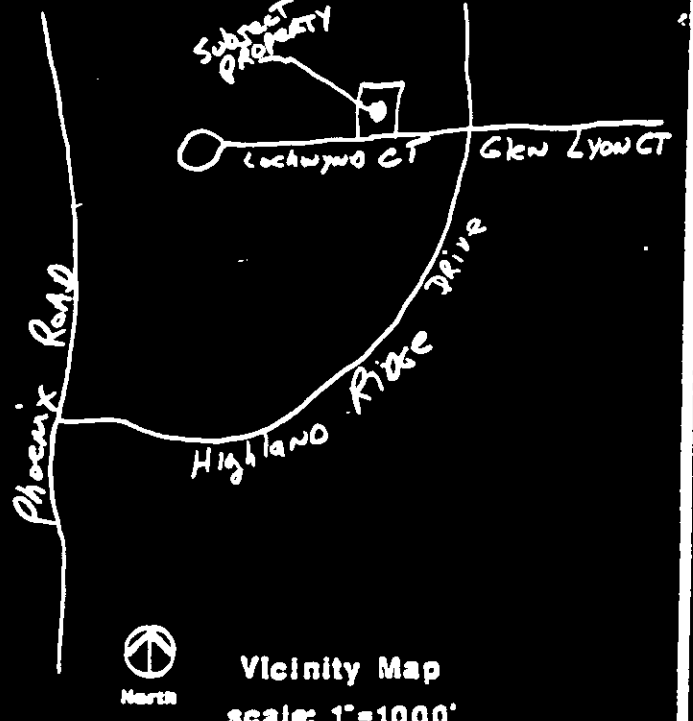
PROPERTY ADDRESS: 8 Lockwynd CT  
 Subdivision name: Avenel Plat, The Highlands of Hunt Valley  
 plat book # 39, folio # 77, lot # 14, section # 1  
 OWNER: Rossini & Pamela Perkins

see pages 5 & 6 of the CHECKLIST for additional required information

OWNER: Rossini & Pamela Perkins



North  
 date: 2-13-92  
 prepared by: AP  
 Scale of Drawing: 1" = 50'



Vicinity Map  
 scale: 1" = 1000'

**LOCATION INFORMATION**

Councilmanic District: 3  
 Election District: 10  
 1"=200' scale map: NE 20-A  
 Zoning: RC 4  
 Lot size: 2.044 acreage 89,036 square feet  
 Sewer: ☐ ☒  
 Water: ☐ ☒  
 Chesapeake Bay Critical Area: ☐ ☒  
 Prior Zoning Hearings: none

**Zoning Office USE ONLY!**

reviewed by: ITEM #: CASE#:

**BALTIMORE COUNTY  
 DEPARTMENT OF PLANNING AND ZONING  
 PHOTOGRAPHIC MAP**

SCALE: 1" = 200' ±  
 LOCATION: SOUTHEAST OF PHOENIX  
 SHEET: N.E. 20-A  
 DATE OF PHOTOGRAPHY: JANUARY 1986